



## Mill Lane

Empingham, LE15 8QE

A beautifully enhanced 3 Bed, 2 Bath Grade II listed stone cottage, thoughtfully modernised and extended to create generous accommodation while preserving its original character, complete with a detached cart hovel garage and countryside setting.

£1,895 PCM

# Mill Lane

Empingham, LE15 8QE



- Grade II listed stone cottage - Sympathetically enhanced, extended and modernised
- Bespoke kitchen/dining room with exposed stone detailing
- Contemporary family bathroom and additional WC
- Please refer to attached Key Facts for Tenants for Material Info
- Original structure and character carefully retained - Striking glazed entrance hall
- Three reception spaces including flexible study/bedroom with ensuite
- Private garden with countryside views
- Underfloor Heating to Ground Floor
- Two further double bedrooms
- Ample parking plus Detached cart hovel-style garage (left hand bay)

## Glazed Entrance

12'7 x 5'8 (3.84m x 1.73m)

## Kitchen/Dining

13'10 x 15'2 (4.22m x 4.62m)

## Living Room

22'9 x 15'2 (6.93m x 4.62m)

## Utility Room

12'10 x 10'10 (3.91m x 3.30m)

## Bedroom 3/Study

10'3 x 11'2 (3.12m x 3.40m)

## Ensuite

## Ground Floor WC

## First Floor Landing

10'7 x 8'3 (3.23m x 2.51m)

## Bedroom

11'3 x 15'5 (3.43m x 4.70m)

## Bathroom

6'1 x 6'10 (1.85m x 2.08m)

## Bedroom

11'9 x 15'3 (3.58m x 4.65m)

## Garden

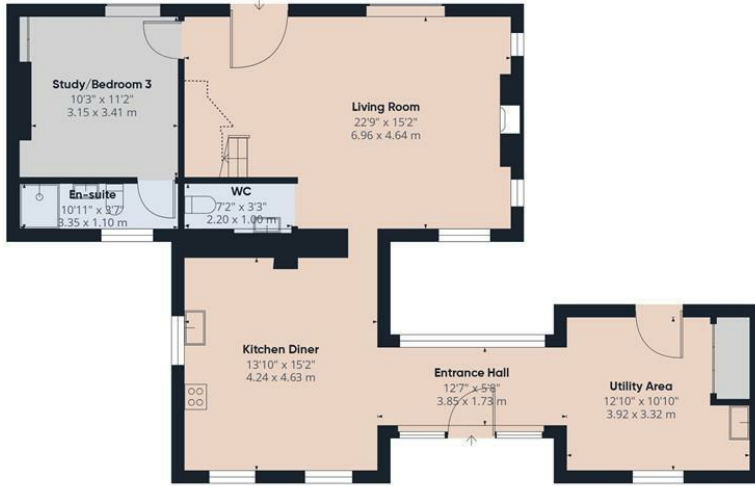


## Directions

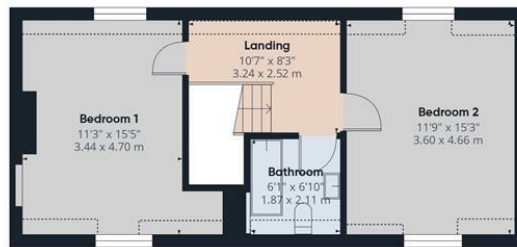
Please use postcode LE15 8QE for Sat-Nav Assistance



# Floor Plan



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1425 ft<sup>2</sup>  
132.3 m<sup>2</sup>

**Reduced headroom**

70 ft<sup>2</sup>  
6.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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